

\$619,900 - 8763 45 Street Ne, Calgary

MLS® #A2080815

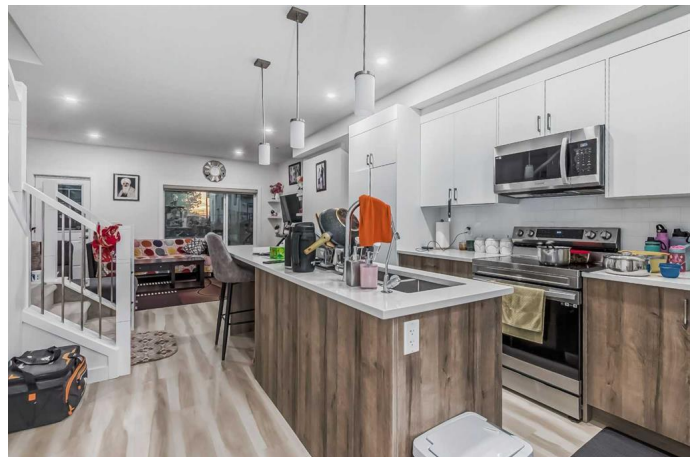
\$619,900

4 Bedroom, 3.00 Bathroom, 1,514 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Stunning laned home with 4-bedrooms with one on the main level, 3-bathrooms with one on the main level, an open floor plan, high ceilings, recessed lighting, large windows and gorgeous modern finishes. This 2-storey family home boasts 1514 SqFt throughout the main and upper levels with an unfinished basement ready to grow with your family. The main level features an open floor plan kitchen, living and dining area making this a great space to entertain. The kitchen is finished with quartz countertops, stainless steel appliances, ample cabinet storage, and a large centre island with barstool seating. The living room is outfitted with large windows that overlook the backyard! The main level bedroom is a great addition for the family! The main level has a full 4pc bathroom with a tub/shower combo with a single vanity. Upstairs has 3 bedrooms with plush carpet flooring, 2 bathrooms and plenty of closet storage. The primary bedroom is partnered with a walk-in closet and private 3pc ensuite. The ensuite bathroom has tiled floor, a walk-in shower and single vanity. Bedrooms 2 & 3 are both a great size; these share the main 4pc bathroom with a tub/shower combo. The upper level laundry room is a convenience as its located near all the bedrooms. Downstairs is an unfinished basement with a separate side entry. Outside is a good sized backyard with a concrete pad ready for a detached double garage with alley access. Book a showing at your new home today!



Built in 2022

Essential Information

MLS® #	A2080815
Price	\$619,900
Sold Price	\$607,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,514
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	8763 45 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2J1

Amenities

Parking Spaces	3
Parking	Alley Access, On Street, Parking Pad

Interior

Interior Features	High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2023
Date Sold	November 2nd, 2023
Days on Market	49
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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